

ORDINANCE NO. 25-18

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO REZONE APPROXIMATELY 3.6 ACRES OF LAND GENERALLY LOCATED EAST OF THE SOUTHEAST CORNER OF WEST HONEYCUTT ROAD AND NORTH PORTER ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN #510-71-016H FROM GENERAL BUSINESS (CB-2) TO GENERAL COMMERCIAL (GC) AS DESCRIBED IN ZONING CASE #ZON 25-05. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, on November 4, 2014, the City adopted as a public record a new zoning code as part of the Maricopa City Code, which has been amended from time to time; and

WHEREAS, a Public Participation Plan was completed to inform residents of the proposed rezoning of approximately 3.6 acres from General Business (CB-2) to General Commercial (GC), which included a neighborhood meeting, notification letters to nearby property owners, public notice signs, and legal notices as required by law; and

WHEREAS, the City's Planning and Zoning Commission held a public hearing on December 8, 2025 on zoning case #ZON 25-05, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property and recommended approval of the amendment.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maricopa, Arizona as follows:

Section 1. That the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit A on approximately 3.6 acres from General Business (CB-2) to General Commercial (GC). The Development Services Department shall amend the Zoning Map to reflect this amendment, and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #ZON25-05 listed in Exhibit B are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

Section 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.


Section 4. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 20th day of January 2026.

APPROVED:



Nancy Smith, Mayor

ATTEST:


Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:


Denis Fitzgibbons
City Attorney

Pursuant to A.R.S. 9-802(A), Exhibit A and Exhibit B are on file at:

Office of the City Clerk, City of Maricopa and

www.maricopa-az.gov

EXHIBIT A

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 04 SOUTH, RANGE 03
EAST, EXCEPT THE NORTH 70.00 FT FOR ROW PER DKT 375 PG 572 AND 2008-063336

EXHIBIT B

COPY OF RELEVANT APPROVAL

INCLUDING ALL APPLICABLE STIPULATIONS

1. Prior to City Council approval of ZON25-05, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. Shared access easement required between private drive and future development/parcel to the east;
3. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code;
4. Future development will be required to follow all required City of Maricopa standards, details, regulations, guidelines and procedures as outlined in the City of Maricopa Design Standards Manual as well as any other applicable jurisdictional requirements;
5. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared by City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development;
6. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant's traffic engineer and City Staff.